DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

P. WE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

File No. RW0003076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/3/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Clifford Stovall and Katie Shawn Burdett		
(NAME)	(NAME)	
3730 Brush Hill Rd.	NEW OWNER	062-09-0-026.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Adam Maruskin and Amy Maruskin, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Clifford Stovall and Katie Shawn Burdett,** _____, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BILL GARRETT, Davidson County
Trans: T20170062984 DEEDWARR
Recvd: 07/24/17 09:17 2 pgs
Fees: 13.00 Taxes: 2075.70
20170724-0074378

Land in Davidson County, Tennessee, being part of Lot No. 17 on the map of Riverwood Subdivision, as shown on the Plat of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin set, said pin being located at the intersection of the northerly right of way of Cedarwood Drive (50 foot right of way) and the easterly right of way of Brush Hill Road (50 foot right of way); thence with said right of way of Brush Hill Road and along a curve to the left, said curve having a radius of 459 feet, a delta of 19 degrees 55 minutes 47 seconds, a length of 159.66 feet and a chord bearing and distance of North 25 degrees 34 minutes 59 seconds East 158.85 feet to an iron pin found at the intersection of said Brush Hill Road right of way and the southerly right of way of an unnamed road (25 foot right of way); thence leaving Brush Hill Road and with said right of way of unnamed road the following calls: South 87 degrees 30 minutes 00 seconds East 146.90 feet to an iron pin found, South 19 degrees 04 minutes 37 seconds East 116.05 feet to an iron pin found at the common corner of Lots 17 and 18, thence leaving unnamed road and with the northerly line of Lot 18 South 81 degrees 47 minutes 06 seconds West 241.69 feet to an iron pin set at said right of way of Cedarwood Drive; thence leaving Lot 18 and with said right of way North 62 degrees 28 minutes 03 seconds West 15.88 feet to the point of beginning and containing 0.59 acres more or less as surveyed by James M. Cantrell, TRLS #I 859 of Arrowhead Survey, 6701 Holt Road, Nashville, Tennessee 3721 I, dated July 17, 1997.

Being the same property conveyed to Adam Maruskin and Amy Maruskin, husband and wife, by Warranty Deed, from Mike Wissel and Pat Wissel, dated March 18, 2013, recorded April 1, 2013 in Instrument No. 20130401-0031179.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

This is unimproved / improved ☒ property, known as 3730 Brush Hill Rd., Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of July, 2017.

Adam Maruskin

Amy Maruskin

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adam Maruskin and Amy Maruskin, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 7th day of July, 2017.

Notary Public

My commission expires: 10-02-2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lori McBurney, Notary Public
Ross Twp., Allegheny County
My Commission Expires Oct. 2, 2019

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206